

## **Narrative Statement**

### **IBeach, LLC**

IBeach, LLC desires to add to the Grand Park experience by moving its exiting beach volleyball operation to a dedicated facility located at 2501 West 193rd Street, Westfield, IN 46074

The property is situated on the north side of 181<sup>st</sup> Street between Wheeler Road to the east and the future Grand Park Blvd. extension the west. The real estate is presently zoned OI-PD Open Industrial-Planned Development. The intention is to create a Planned Unit Development District overlay to a Government Use overlay district known as the “iBeach31 at Grand Park Planned Unit Development District” with GB: General Business District as the underlying zoning district.

The petitioner plans to construct multi-sport athletic facility including but not limited to Beach Volleyball and additional beach sports. Beyond the beach sports component, the facility would house a Restaurant & Bar, Office, and Health Fitness & Exercise Center.

We are pleased to be a partner in what will prove to be another outstanding recreational amenity and sports based business that fits both the long and short term visions of the City of Westfield.